

**MANDATORY REFERRAL REPORT NO. 10-03**  
**Proposed Acquisition for Trailhead and Parking Amenity – Sugar Creek Greenway**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to purchase approximately 3.4 acres of 11.08-acre tax parcel 143-211-31 on Center Park Drive in southwest Mecklenburg County to provide access to the future Sugar Creek Greenway from the adjacent business park and to provide a satellite parking amenity for greenway patrons. The majority of the area to be acquired lies within a Duke Power transmission right-of-way. Duke Power has given preliminary approval of the proposed parking lot design (sketch attached). The parent parcel (consisting of +/- 11 acres) is zoned I-2(CD) by the City of Charlotte and is surrounded by warehouses to the north and west, the Charlotte Police & Fire Training Academy to the South, County greenway property to the north, and primarily undeveloped floodplain property to the east (owned by the City of Charlotte).

**PROJECT JUSTIFICATION:**

Acquisition of this property will accomplish the following objectives:

- (1) Provide an access/trailhead to the future Sugar Creek Greenway from the adjacent business park
- (2) Provide a satellite parking amenity for greenway patrons that will help activate use of this section of greenway that does not pass through residential neighborhoods
- (3) Potentially serve as a terminus of the greenway on a temporary basis or on a permanent basis if additional land acquisition further south along the creek is unsuccessful
- (4) Not inhibit the future development of the remainder of the property

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Sugar Creek is identified as a priority greenway corridor in the *10-Year Park and Recreation Master Plan* (adopted in 2008). Construction of the 2.3-mile segment of greenway between Billy Graham Parkway and South Tryon Street is further identified as the #1 priority in the "5-Year Action Plan" component of the Master Plan.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Southwest District Plan* (1991) calls for office use on the majority of the subject property and greenway on a small portion of the subject property as well as the adjoining property to the east. The proposed use is considered to be consistent with the adopted district plan for the area as parks are permitted uses by right in areas zoned for office use.

**PROJECT IMPACT:**

This project will have a positive impact on the community by increasing public accessibility to the greenway system.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

This segment of Sugar Creek Greenway will connect to the proposed City Park development at the old Charlotte coliseum site on Tyvola Road. City Park is a partner in this greenway project and will fund a portion of the construction of the "loop" around the City Park development. The proposed acquisition will also link to the "Farm to Market Project", which is an off-road bicycle/pedestrian trail proposed for construction on the south side of Tyvola Road from S. Tryon Street to the City Park development (and possibly beyond). This trail project is currently in design.

**ESTIMATED PROJECT COMPLETION DATE:**

Mecklenburg County anticipates acquiring the property by July, 2010. Construction of the trailhead and parking amenity is a 2008 bond-funded project, subject to the future sale of voter-approved bonds.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

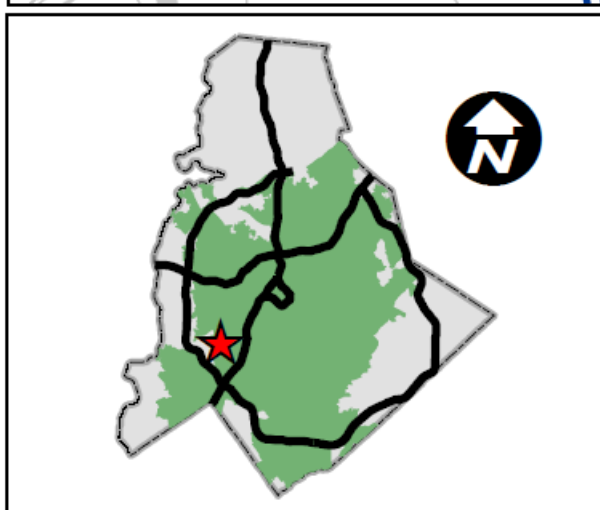
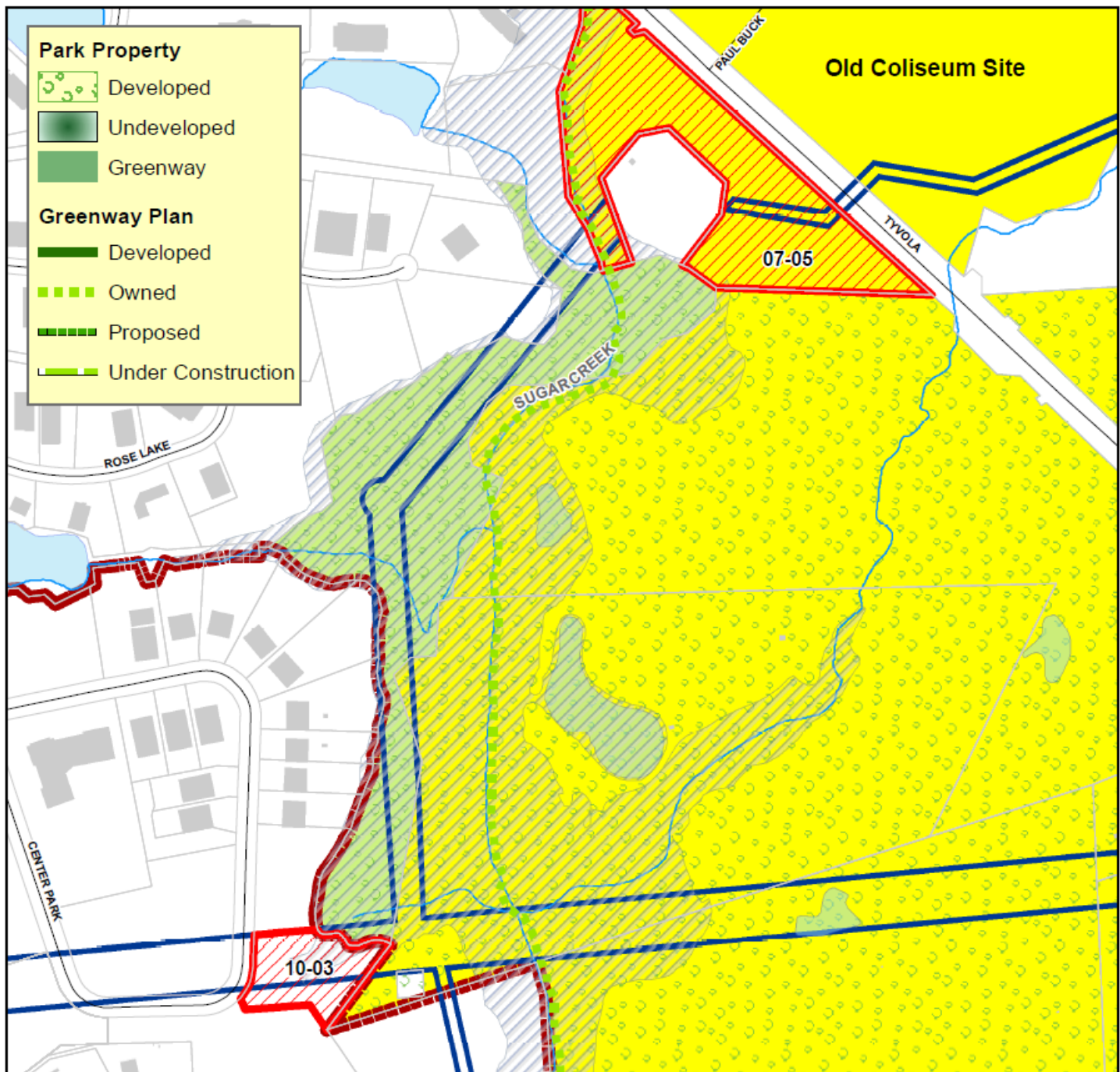
The Joint Use Task Force discussed this matter at their April 7, 2010 meeting and had no comments.

**PLANNING STAFF RECOMMENDATION:**

Staff recommends approval of the proposed purchase of property for the stated purpose.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their April 20, 2010 meeting the Planning Committee recommended approval of the proposed transaction by a 7-0 vote.



## Mandatory Referral 10-03

Submitted by: City Real Estate  
Initiated by: Park & Recreation

- Mandatory Referral
- City Property
- County Property
- FEMA 100 Year Floodplain



# Mecklenburg County Greenway Index Maps



**Legend:**

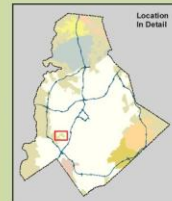
**Topography**

- 10' RI Contour
- 2' RI Contour
- Mecklenburg Co. SVR Greenway Concept
- Streets
- Creeks/Streams
- Floodplain Encroachment
- 100 Yr. Floodplain

**SWIM Buffer**

- 35'
- 40'
- 50'
- 100'
- 525'

Parcel - H32131  
Utility R/W  
Tax Parcels



0 60 120 Feet

Scale bar and north arrow.

Prepared by: Scott Black, Mecklenburg County GIS, December 11, 2009  
 Altered by: Maya Agnew, Mecklenburg County Park and Recreation, January 2010